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## Exquisite Maison De Maitre Offering 270 M2 Of Living Space, Terrace And...

Pezenas , Herault , Occitanie



# €379,850

inc. of agency fees

5 Beds

4 Baths

Village with all shops, cafes and restaurants, primary and secondary schools, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the coast. Exquisite maison de Maitre with character offering...

### At a Glance

**Reference** MFH-LFR-RFP499500E

**Bed** 5

**Near to** Pezenas

**Bath** 4

**Pool** Yes

**Price** €379,850

**Land Tax** N/A

### Property Description

Village with all shops, cafes and restaurants, primary and secondary schools, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the coast.

Exquisite maison de Maitre with character offering 270 m2 living space onto 3 levels, in the heart of the

village, including 5 bedrooms and 4 bathrooms, plus a large workshop, a charming terrace and a lovely private courtyard of about 100 m2 with a pool. The home is in excellent condition. So Charming ! A must see!

Ground = Entrance hall of about 12 m2 with cupboard + lounge of 50 m2 with an insert stone fireplace and snooker area + non equipped summer kitchen of 13.6 m2 + laundry room of 3.5 m2 + WC with handbasin + garage/workshop de 46 m2.

1st = Hall of about 17.8 m2 + dining room of 14.7 m2 + equipped kitchen of 12.6 m2 (upper and lower elements, hob, sink, extractor fan, fridge, dishwasher and double electric ovens) with access to a terrace of 13 m2 + lounge/study of 13 m2 with a fireplace + bedroom of 13.9 m2 with en suite bathroom of 4.5 m2 (bath, washasin and wc) + bedroom of 14.4 m2 with en suite bathroom of 6 m2 (corner bath, shower, washbasin, bidet and wc) + WC with handbasin.

2nd = Hall of 6.3m2 with dressing area + bedroom of 30.7m2 with en suite bathroom of 15.2 m2 (shower, washbasins, bath and wc) + bedroom of 14 m2 with en suite washroom of 6.2 m2 (shower, washbasin and wc).

Exterior = Courtyard of 100 m2 with pool (3.9×2.2m) + charming terrace of 13 m2.

Sundry = Electrical heating /reversible air conditioning/insert fireplace + estimated amount of annual energy consumption for standard use: between 3060 € and 4200 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1808 € + superb stone facade.

Price = 379.850 € (Beautiful character home in a lively village near Pezenas)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 57262

Property Size: 270 m2

Property Lot Size: 275 m2

Bedrooms: 5

Bathrooms: 4

Reference: RFP499500E

### **Other Features**

Courtyard

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€379,850

## Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

## Location: Occitanie



## Gallery











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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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